

LANCASTER COUNTY
MAINTENANCE REPAIR WORKER I

NATURE OF WORK

This is skilled work at the apprentice level in the maintenance, repair, alteration and construction of County owned buildings and equipment.

Work involves the performance of varied apprentice level maintenance, repair, alteration and construction activities in any one or more of the following craft areas: carpentry, masonry, plumbing, painting, electrical repair and related disciplines. Work requires some familiarity with the building and mechanical trades. Supervision is received from a technical superior until an employee has effectively performed required tasks according to safety and departmental protocols and procedures including determining proper work methods and materials. Work is reviewed in the form of inspections on completed projects to insure conformance with prior instructions and overall final results.

EXAMPLES OF WORK PERFORMED

Under supervision or with assistance, perform the following plumbing functions: maintain, repair and install plumbing fixtures and equipment; unclog sewers and drains; repair leaking faucets, toilets, pipes, and valves; install toilets, sinks, garbage disposals, steam heat thermostats, regulators and related fixtures; repair dishwashers, lawn sprinkling systems, drinking fountains, showers and related equipment; repair water and sewer lines.

Under supervision or with assistance, perform the following electrical functions: maintain and repair electrical fixtures and equipment; repair and install light fixtures, switches, outlets and related electrical components; repair small electrical appliances, washers and dryers and related equipment; check electrical circuitry for malfunctions; change light bulbs, fuses, starters and related items; repair electrical motors and pumps.

Under supervision or with assistance, perform the following construction activities: general alteration, repair and maintenance of buildings, floors, roofs, stairways, partitions, doors, windows, wood fixtures and furniture; fabricate and install benches, cupboards, cabinets, shelves, counters and related items; repair floors and install floor tile; patch walls and hang bulletin boards, pictures, chalk boards and related items.

Apply paint and primer to the interior and exterior of buildings; hang wallpaper; clean surfaces to be painted; erect and remove scaffolding; install wallboard and patch holes as required.

Perform general grounds maintenance work including maintenance and repair of sidewalks, driveways, stairs and related structures; construct concrete forms to lay new sidewalks and driveways or repair existing sites; mow and fertilize lawns; remove snow on sidewalks, steps and driveways; landscape grounds as directed.

Assist in determining proper work methods and materials required for each project; obtain and transport identified tools, equipment, supplies and materials to work site; operate various power tools in the performance of assigned projects.

DESIRABLE KNOWLEDGES, ABILITIES AND SKILLS

Knowledge of the methods, practices, tools, equipment and materials utilized in a variety of craft disciplines.

Knowledge of safety hazards and appropriate precautionary methods involved in building maintenance, repair and construction activities.

Ability to perform heavy lifting.

Ability to read blueprints and prepare sketches of equipment or fixtures to be repaired.

Ability to maintain, transport and repair shop equipment and tools.

Skill in the use of tools and equipment utilized in a variety of craft disciplines.

DESIRABLE TRAINING AND EXPERIENCE

Graduation from a senior high school or equivalent with experience in general maintenance and repair activities in any one or more of the following disciplines: carpentry, plumbing, masonry, painting, electrical repair or related craft area.

MINIMUM QUALIFICATIONS

Completion of junior high school with some experience in general maintenance and repair activities in any one or more of the following disciplines: carpentry, plumbing, masonry, painting, electrical repair or related craft area; or any equivalent combination of training and experience which provides the desirable knowledges, abilities and skills.

NECESSARY SPECIAL REQUIREMENTS

Possession of a valid State of Nebraska driver's license when operating a vehicle is necessary in the satisfactory performance of assigned duties.

Employees in this class assigned to work at Lancaster Manor must meet such physical and health requirements necessary for employment in a licensed nursing facility as required by the State of Nebraska.

Approved by: _____
Personnel Director

Revised: 4/98

PS4825